

Town of Moultonborough Planning Board

Notice of Decision

Fred Parks

Tax Map 115, Lot 7

Approval of Site Plan Review Permit

July 23, 2009

**Applicant: Fred Parks
P.O. Box 658**

Moultonborough, NH 03254

Location: NH Route 25, Moultonborough, NH (Tax Map 115, Lot 7)

On Wednesday, July 22, 2009, the Planning Board of the Town of Moultonborough opened a Public Hearing regarding the application of Fred Parks, P.O. Box 658, Moultonborough, NH 03254 under Site Plan Review for the property located on New Hampshire Route 25 Tax Map 115, Lot 7. The proposed project includes use of the location for on-site office and storage of business related vehicles and landscape material and inventory stock for a landscape contractor business.

The Public Hearing was closed on July 22, 2009. At the regularly scheduled meeting of the Planning Board held on July 22, 2009, the Board voted by a vote of seven (7) in favor (Ryerson, King, Charest, Coppinger, Fairchild, Taussig, Nelson), none (0) opposed, to approve the application for Site Plan Review, subject to the following conditions:

1. Revised Plan Required

The applicant shall submit a revised Site Plan indicating the following items, prior to endorsement of the plan:

- a. Location of well and wellhead radius to be indicated on the plan.
- b. Location of snow storage area(s) to be indicated on the plan.
- c. Location of subsurface disposal system to be indicated on the plan.
- d. The applicant shall indicate on the plan that the proposed nursery stock location shall be specified to only allow storage of Mulch, bark, stone, loam and hardscape materials.
- e. The applicant shall indicate on the plan that the proposed dry storage area shall be specified to only allow storage hardscape materials.

2. Testimony and Representations at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

3. Changes to Structure to Comply with Design Standards

Any change made to the structure shall be required to comply with the Town of Moultonborough Site Plan Regulations, Section 11 – Design Standards and Required Improvements Checklist.

4. Conditional Use Permit Approved

The Planning Board hereby approves a Conditional Use Permit under Article IX of the Town of Moultonborough Zoning Ordinance to allow storage of hardscape materials only within the fifty (50) foot wetland setback.

5. Waivers

The Planning Board hereby grants the following waivers from the Town of Moultonborough Site Plan Regulations for the project:

- a. Copy of required state/local permits and approvals.
- b. NHWSPCD approval for significant alteration of terrain as specified in RSA 149:8-a.
- c. Section 10(A)(2) – Topography.
- d. Section 10(D) – NHWSPCD approval of on-site sewage disposal in accordance with RSA 149-E.
- e. Section 10(D) – A Dredge and Fill permit as issued by the Wetlands Board in accordance with RSA 483-A.
- f. Section 10(D) – NHDOT Road/Driveway Permit.
- g. Section 10(D) – Town of Moultonborough Road/Driveway Permit.

6. Right to Amend Decision

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Site Plan Regulations, Section 6, and RSA 676:4.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

Judith A. Ryerson
Chairman, Planning Board

Date _____